

Record Detail * (This section is required.)

Permit Type Building/Residential/Misc/Porch	Permit Number B25000463	Opened Date 02/04/2025
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Description of Work
SFD/ CONSTRUCT IRREGULAR SHAPED 38' X 13' PORCH

[check spelling](#)

Online BP.
gls 2/10/25

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street # 3117	Street Name FOX VALLEY	Street Type DR
Unit Type --Select--	Unit #	X Coordinate -76.97491
City WEST FRIENDSHIP	State MD	Y Coordinate 39.28511
	Zip Code 21794	Primary Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID * 899357	Parcel 42	Parcel Area 1.14	Land Value 252600	Improved Value 831400	Exemption Value 527900	Plan Area RURAL
Legal Description LOT 40 1.14 A []3117 FOX VALLEY DR []WEST FRIENDSHIP EST S 1						

[check spelling](#)

Block 40	Lot 40	Census Tract 603000	Council Dist 5	Inspection Dist	Supervisor Dist	Map #	DAP Zone
Plan Area	State Tax Id 1403319008	Subdivision Name					
Section	Area	Tax Map 15					
Grid 15-21	Zoning District RC-DEO	ADC Map 4813-D5					
SDP No.	Final Plan No.	WP File No.					
Record Plat No. 11434	WS Contract No.	FDP No.	Primary Yes				
Owner Occupied <input type="radio"/> Yes <input type="radio"/> No	Year Built 1997	Historic District <input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area 3-04	Flood Plain <input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner * (This section is required.)

Search Reset Clear

Name *
THORSE

Address Line 1
3117 FOX VALLEY DR
Address Line 2

Address Line 3

Mail City
WEST FRIENDSHIP

Mail State
MD

Mail Zip Code
21794

Phone
301-848-2636

Primary
Yes

E-mail

Cell Number

Fax Number

Professionals (This section is not required.)

License # 08010099528	Business Name BERARDUCCI CONTRACTING			
License Type MHIC Ind	First Name CHRISTOPHER	Middle Name	Last Name BERARDUCCI	
Primary Yes	Address Line 1 1508 ABELL DRIVE			
	Address Line 2			
	City WESTMINSTER	State MD	ZIP Code 21157-0000	
	Phone 1 4437979409	Phone 2	Fax	
	E-mail CFUCO1@HOTMAIL.COM			

Applicant (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type Applicant	First Name CHRIS	MI M	Last Name BERARDUCCI	
Relationship Applicant	Full Name CHRIS M BERARDUCCI			
Primary Yes	Organization Name BERARDUCCI BUILDERS LLC			
	Street Address 1508 ABELL DRIVE			
	Address Line 2			
	City WESTMINSTER	State MD	Zip Code 21157	
	Phone 443-797-9409	Cell	Fax	
	E-mail CFUCO1@HOTMAIL.COM			

Addtl Info

Est Construction Cost 130000	Housing Units 0	Number of Buildings 0	Public Owned No	
Construction Type 434 - Additions, Alterations and Conversions - Residential				

PORCH INFORMATION

PORCH INFORMATION

Capital Project-No Fee <input type="radio"/> Yes <input checked="" type="radio"/> No	Capital Project Number <input type="text"/>	Fee Exempt <input type="radio"/> Yes <input checked="" type="radio"/> No	Roadside Tree Project Permit <input type="radio"/> Yes <input checked="" type="radio"/> No	Roadside Tree Project Permit # <input type="text"/>
Existing Use SFD	Type of Porch Screened Porch	Type of Porch Foundation Post & Pier	Total Square Footage 592	SQFT (Number)
Water Supply Public	Sewage Disposal Private	Expiration Date 8/6/2025		

Submit **Cancel**

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Friday, February 14, 2025 7:31 AM
To: Chris Berarducci
Cc: Wolf, Kevin
Subject: RE: B25000463_3117 Fox Valley Drive_Waiver Form_Proposed Deck

Hi Chris,

That's fine if the owners want to move the tank to meet the required setback distance to the proposed deck. Please make sure the septic contractor references the building permit # on the application and the reason for relocating the septic tank. Along with the application, we will need a scaled site plan showing all existing plus the proposed deck and new septic tank location. Again, please make sure the site plan is to scale before submitting it the Health Department. The previous one did not print to scale. 1:40 scale should be fine.

The building permit will remain on hold until the new tank has been installed/approved. Let me know if you have any questions.

Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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From: Chris Berarducci <CFuco1@hotmail.com>
Sent: Thursday, February 13, 2025 7:29 PM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Subject: RE: B25000463_3117 Fox Valley Drive_Waiver Form

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hank,
My clients have decided to install a new tank and relocate. Fogles will be applying for permit shortly. Thanks for your help with this. In the meantime, my building permit will "sit" until the new tank install is finalized out?

Also, just to clarify on the plot plan the scale on the detail on the left is 1:40, is this not acceptable? Just wanna make sure once this is completed I don't have any hiccups.

Thanks,
Chris Berarducci
Berarducci Contracting
443-797-9409
MHIC #99528
sales@berarduccicontracting.com
www.berarduccicontracting.com

From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Wednesday, February 12, 2025 9:51 AM
To: Chris Berarducci <cfuco1@hotmail.com>
Subject: RE: B25000463_3117 Fox Valley Drive_Waiver Form

Hi Chris,

There are two scales listed on the site plan, and they both read 1:80. 1:80 scale is too zoomed in. The scale needs to be 1:40 or 1:50, so It's more legible. Also, please make sure that before you upload the site plan, it's to scale.

Let me know if you have any questions.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
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From: Chris Berarducci <cfuco1@hotmail.com>
Sent: Tuesday, February 11, 2025 4:55 PM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Subject: Re: B25000463_3117 Fox Valley Drive_Waiver Form

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hank,

Thanks for sending this. The submitted plot plan is to 1:40 scale, is not ok?

Thanks,
Chris Berarducci

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Tuesday, February 11, 2025 1:24:50 PM
To: Chris Berarducci <cfuco1@hotmail.com>
Subject: B25000463_3117 Fox Valley Drive_Waiver Form

Hi Chris,

Good afternoon. Attached, please find a copy of the waiver request form. Please complete the form and have the owner sign it. Along with the waiver form, please submit the revised site plan to an appropriate engineer scale (1:30, 1:40, 1:50, 1:60 or 1:100) on a sheet of paper no larger than 11" x 17" (pdf format). Once I have this information, and the deck edge, post and septic tank have been staked, I will conduct a quick site visit.

Should you have any questions, please don't hesitate to ask.

Regards,

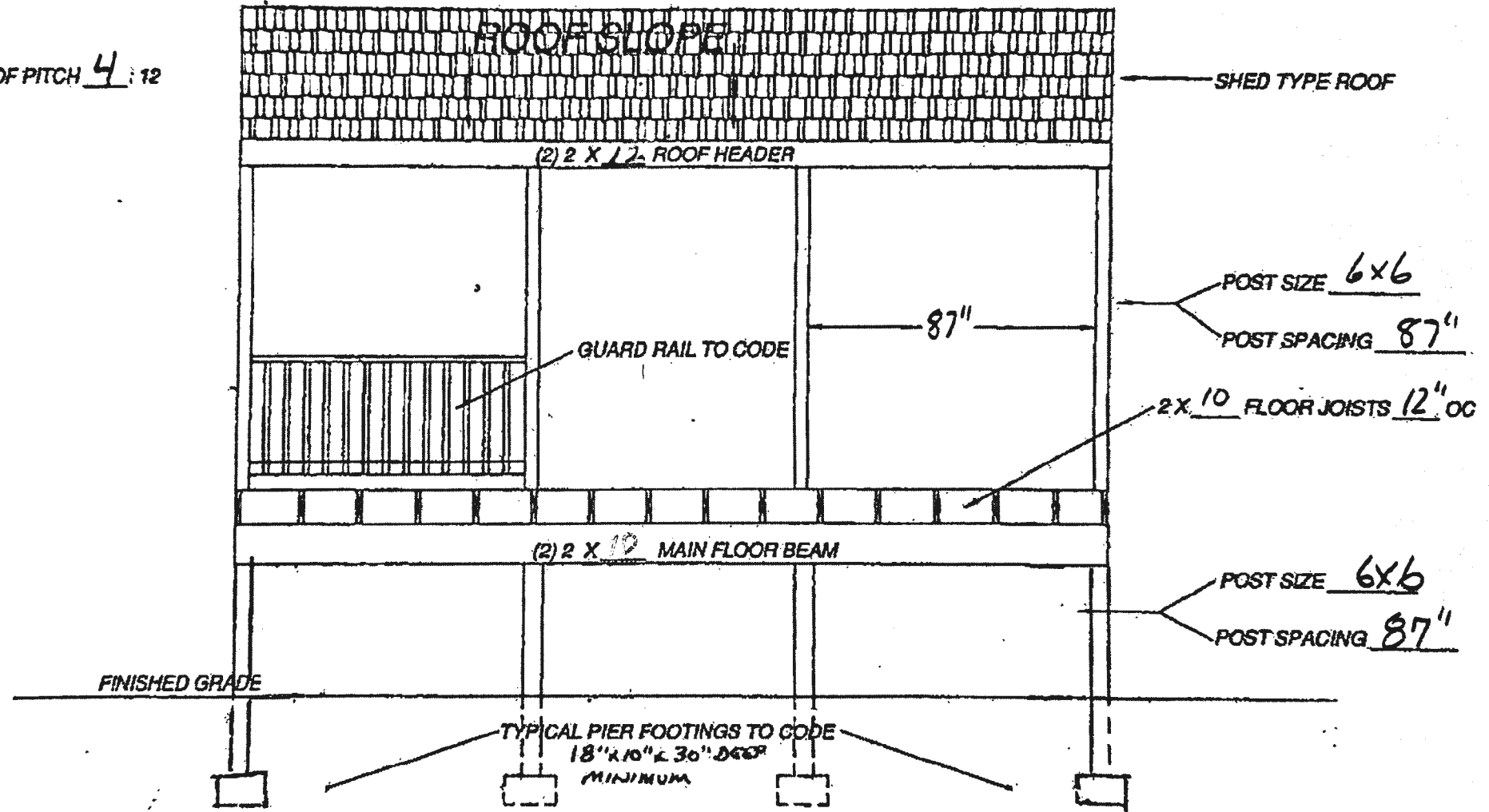
Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
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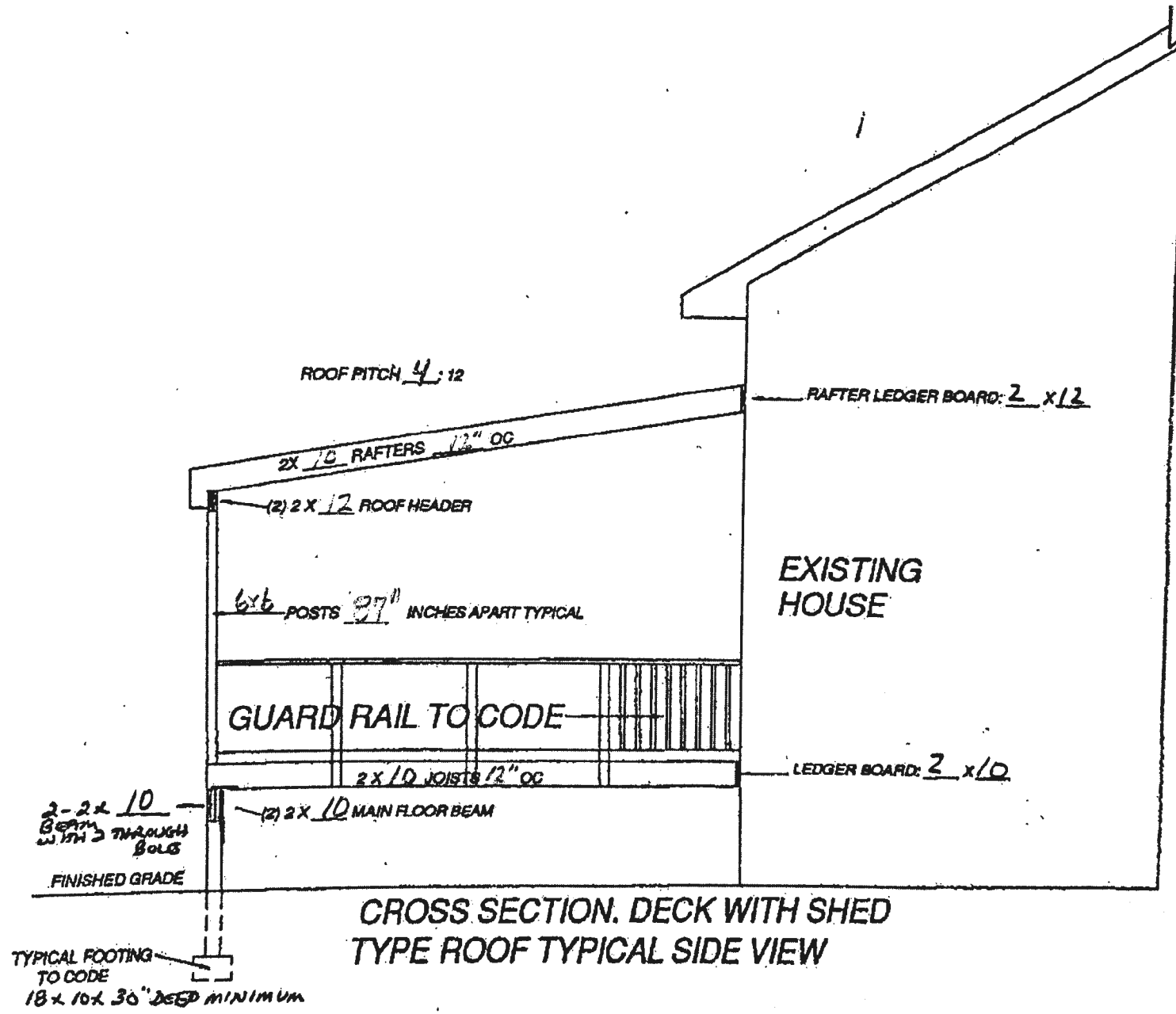
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EXISTING HOUSE

ROOF PITCH 4 : 12

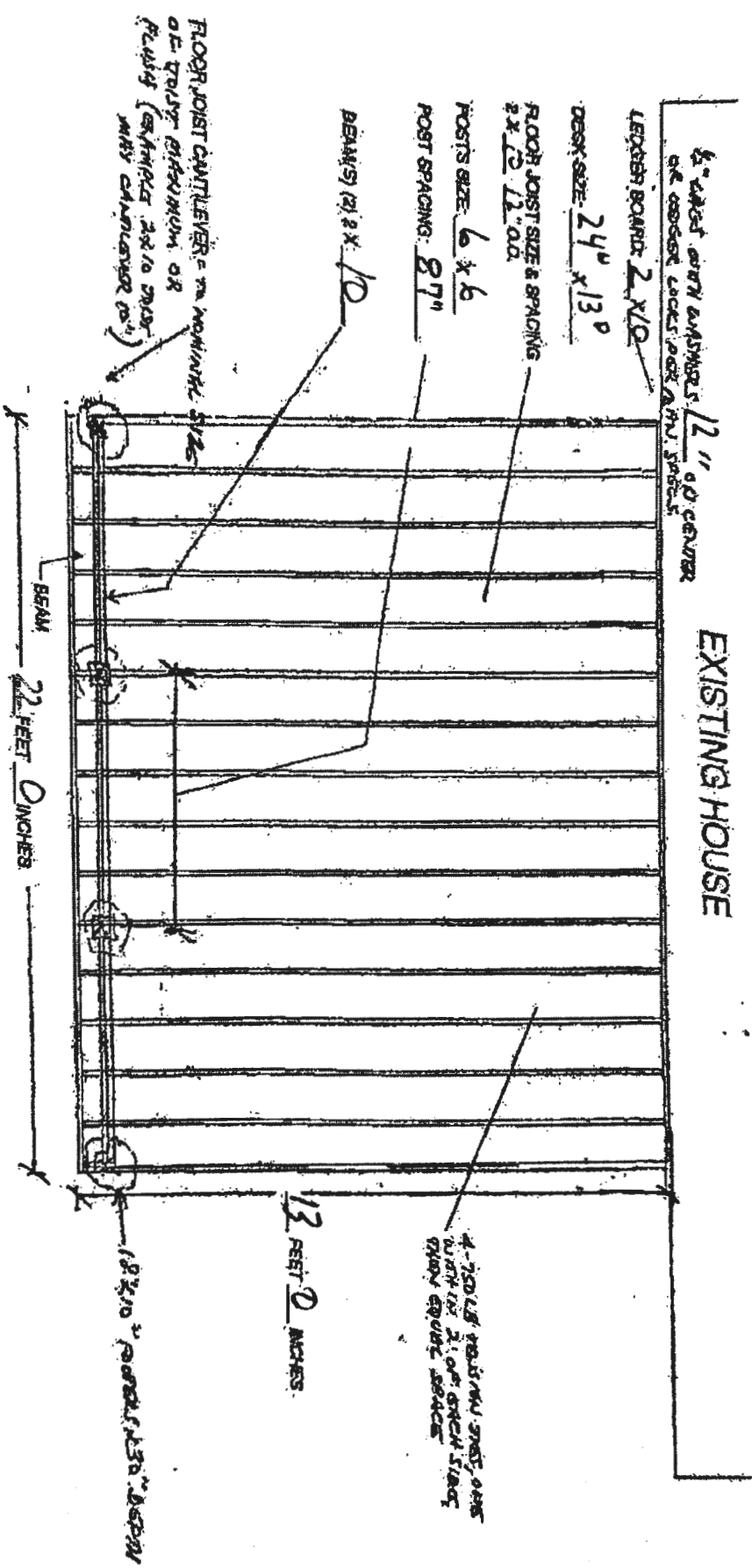


DECK WITH SHED TYPE ROOF
FRONT VIEW

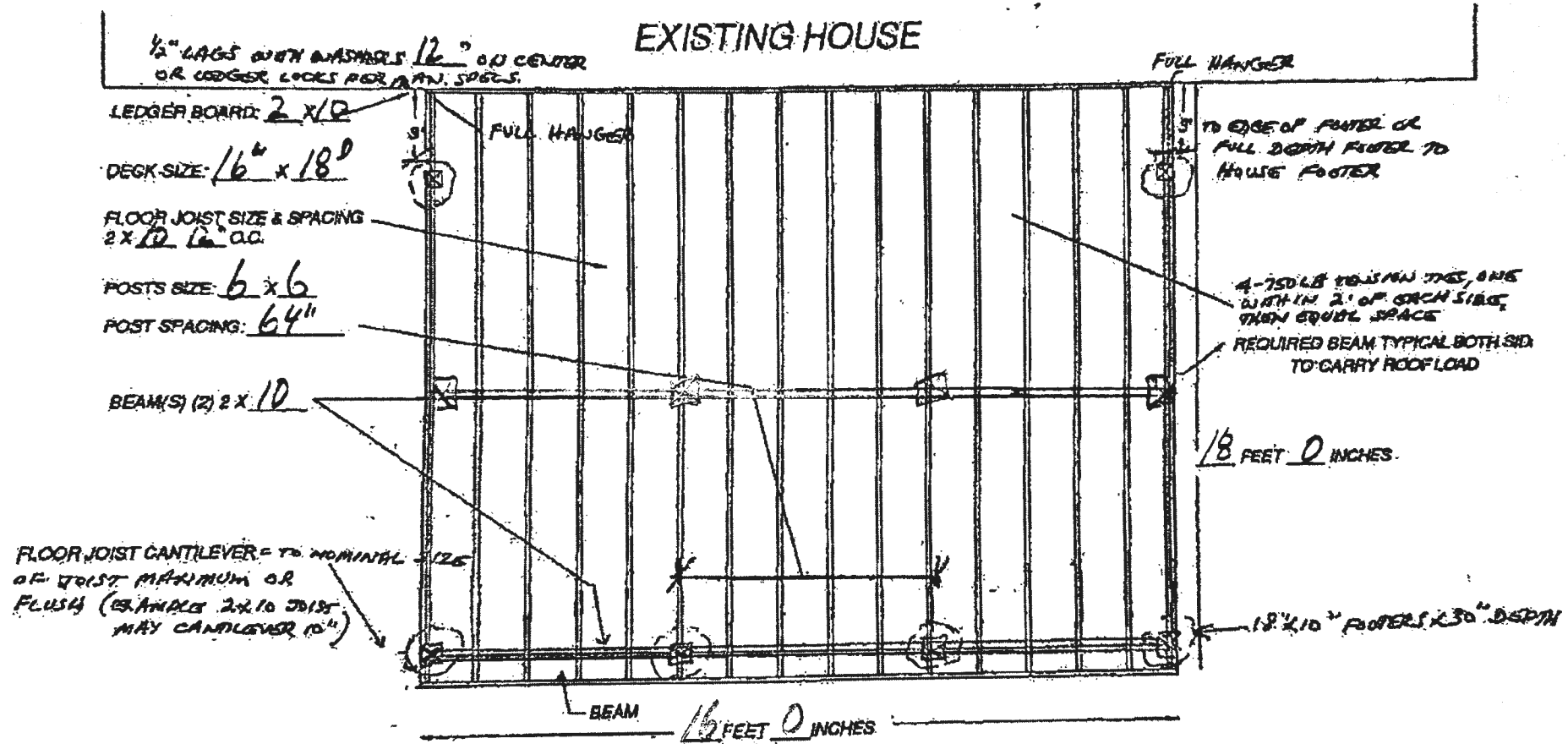


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EXISTING HOUSE



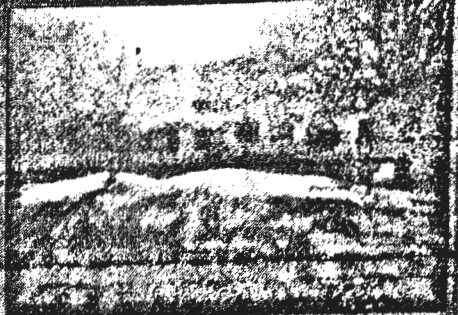
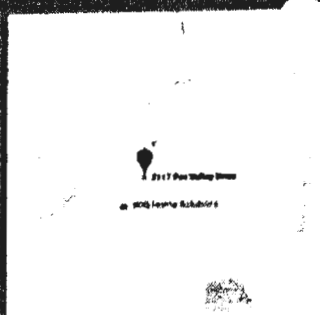
TYPICAL DECK FLOOR FRAMING FOR SHED ROOF COVERED DECK



TYPICAL DECK FLOOR FRAMING FOR A RETURN GABLE ROOF ABOVE

ORDERED BY:

ENDEAVOR TITLE COMPANY



PROPERTY ADDRESS: 3117 FOX VALLEY DRIVE WEST FRIENDSHIP, MARYLAND 21794

SURVEY NUMBER: MD1608 4013

FIELD WORK DATE: 8/29/2016

REVISION HISTORY: (REV. 0 8/29/2016)

16084013

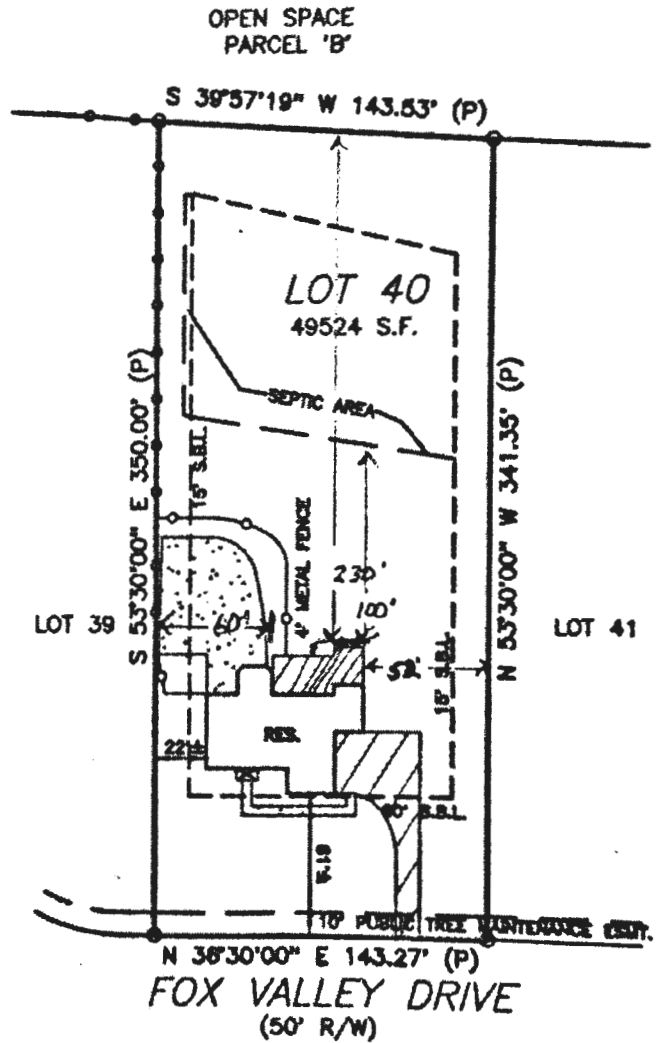
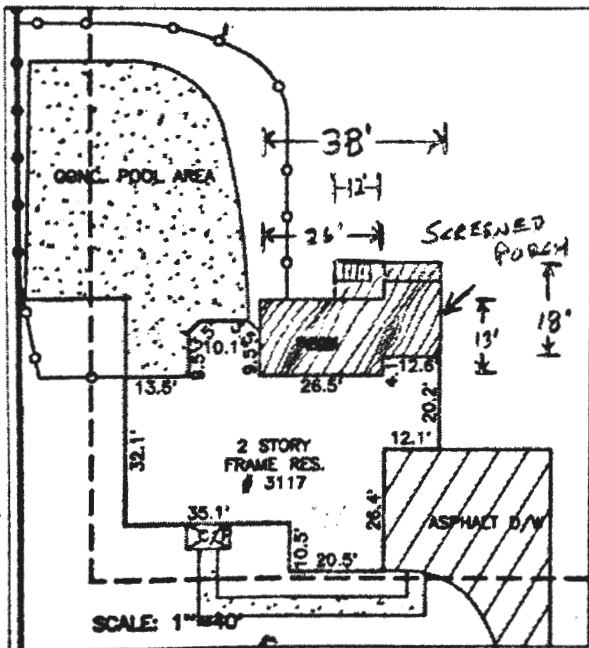
LOCATION DRAWING

LOT 40

WEST FRIENDSHIP ESTATES, SECTION 1

HOWARD COUNTY, MARYLAND

08-29-2016 SCALE 1"=80'



William J. ...
EXPIRES 1-15-2017



GRAPHIC SCALE (In Feet)

1 inch = 80' ft.

ACCURACY=3%

PLEASE NOTE

This House Location Drawing is for informational purposes only. For Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.

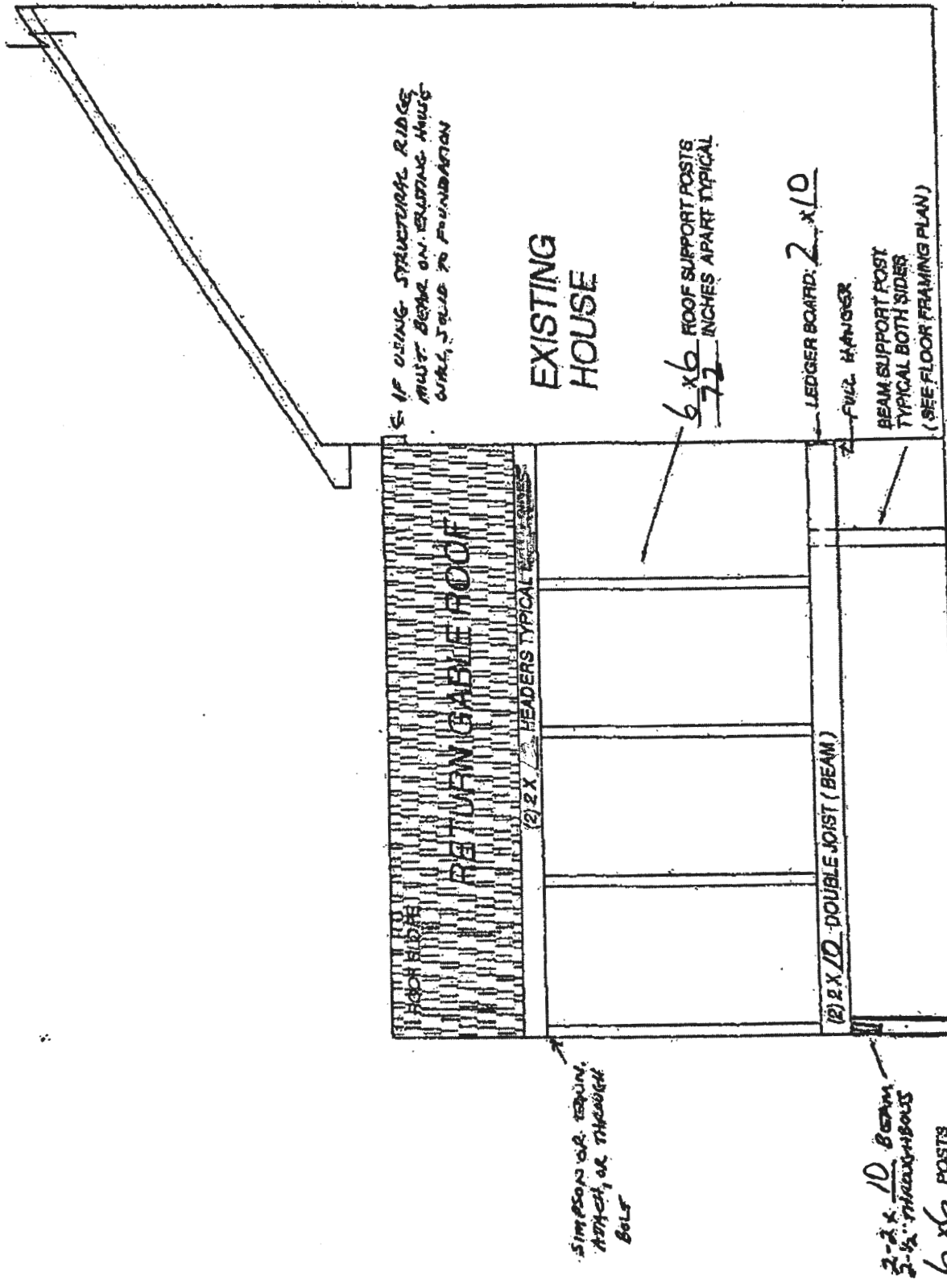
POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER: 16-7146

DATE: 8/29/2016

David ...

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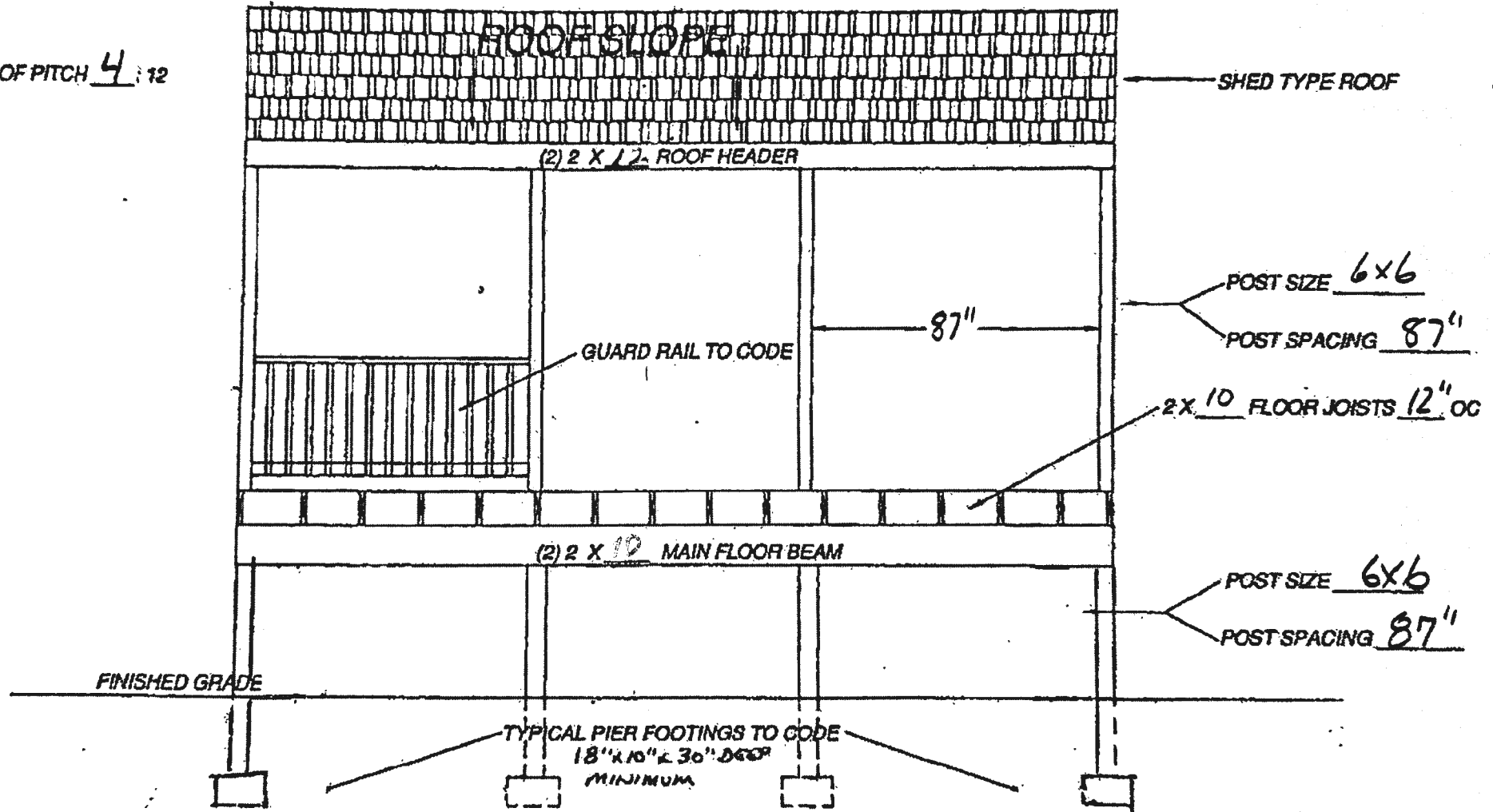


EXAMPLE SIDE VIEW FOR DECK
WITH RETURN GABLE ROOF

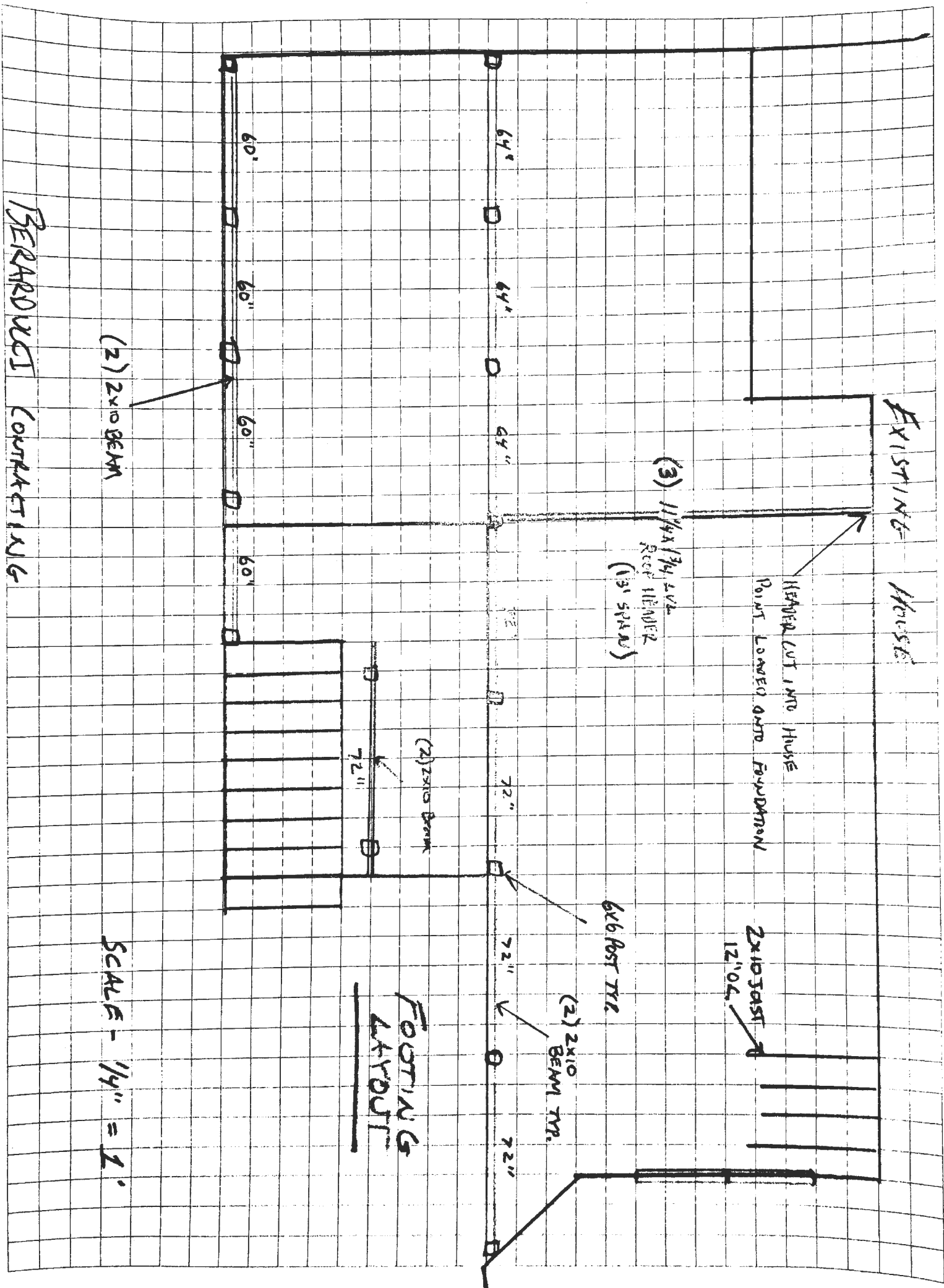
Great Clearing
175 47 00
175 47 00

EXISTING HOUSE

ROOF PITCH 4 : 12



DECK WITH SHED TYPE ROOF
FRONT VIEW



EXISTING HOUSE

HEADER CUT INTO HOUSE
POINT LOADED ONTO FOUNDATION

(3) 1 1/4" X 3/4" LVL
RECF HEADER
(3' SPAN)

2x10 JAST
12'0"

6x6 POST TR

(2) 2x10 BEAM TR.

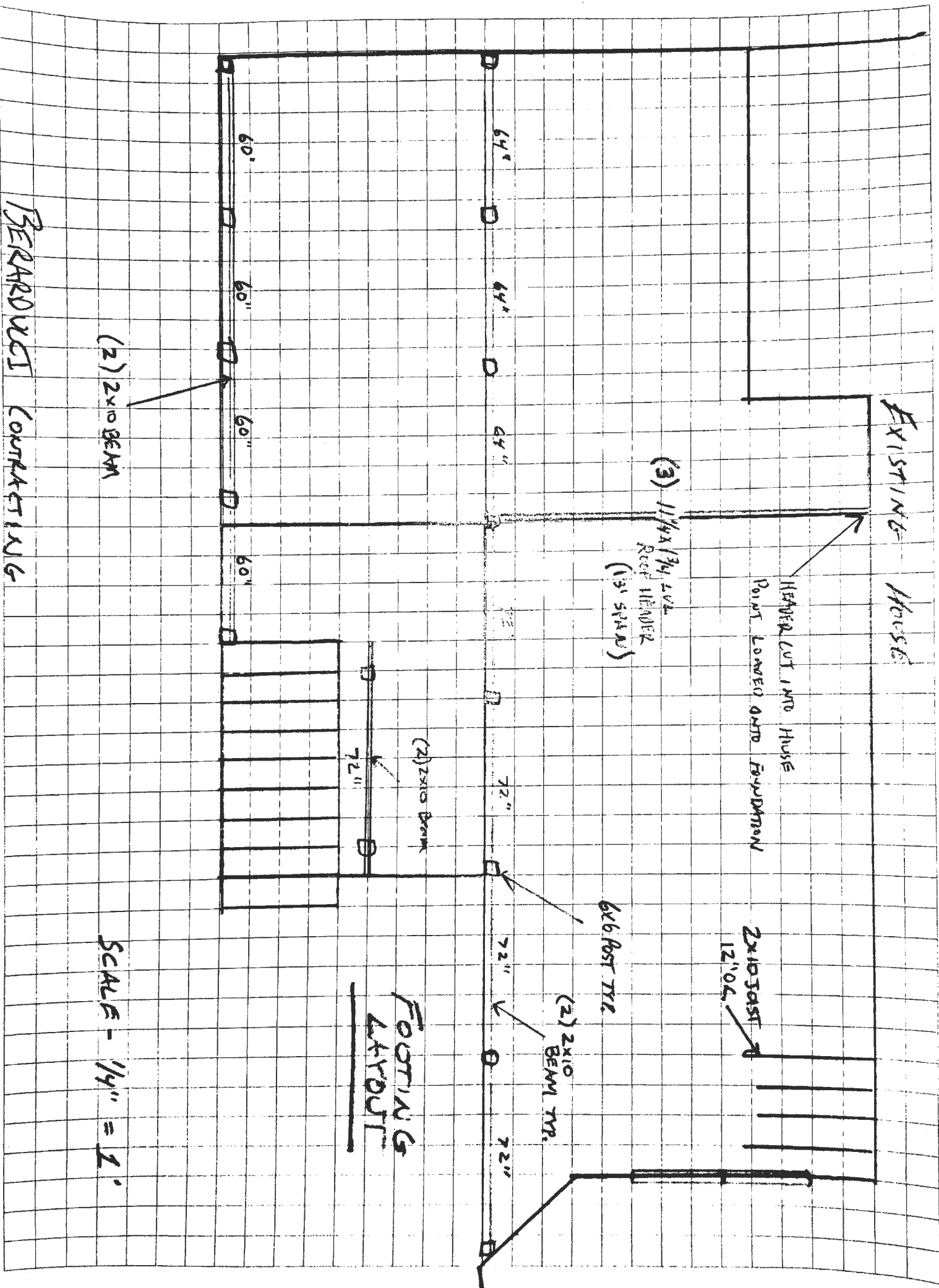
(2) 2x10 BEAM

FOOTING
4x10 POST

(2) 2x10 BEAM

SCALE - 1/4" = 1'

BERARDUCCI CONTRACTORS



EXISTING HOUSE

HEADER CUT INTO HOUSE
POINT LOWERD ONTO FOUNDATION

(3) 11/4x13/4 LVL
ROOF HEADER
(3x SPAN)

2x10 JOIST
12' O.C.

6x6 POST TR

(2) 2x10
BEAM TR.

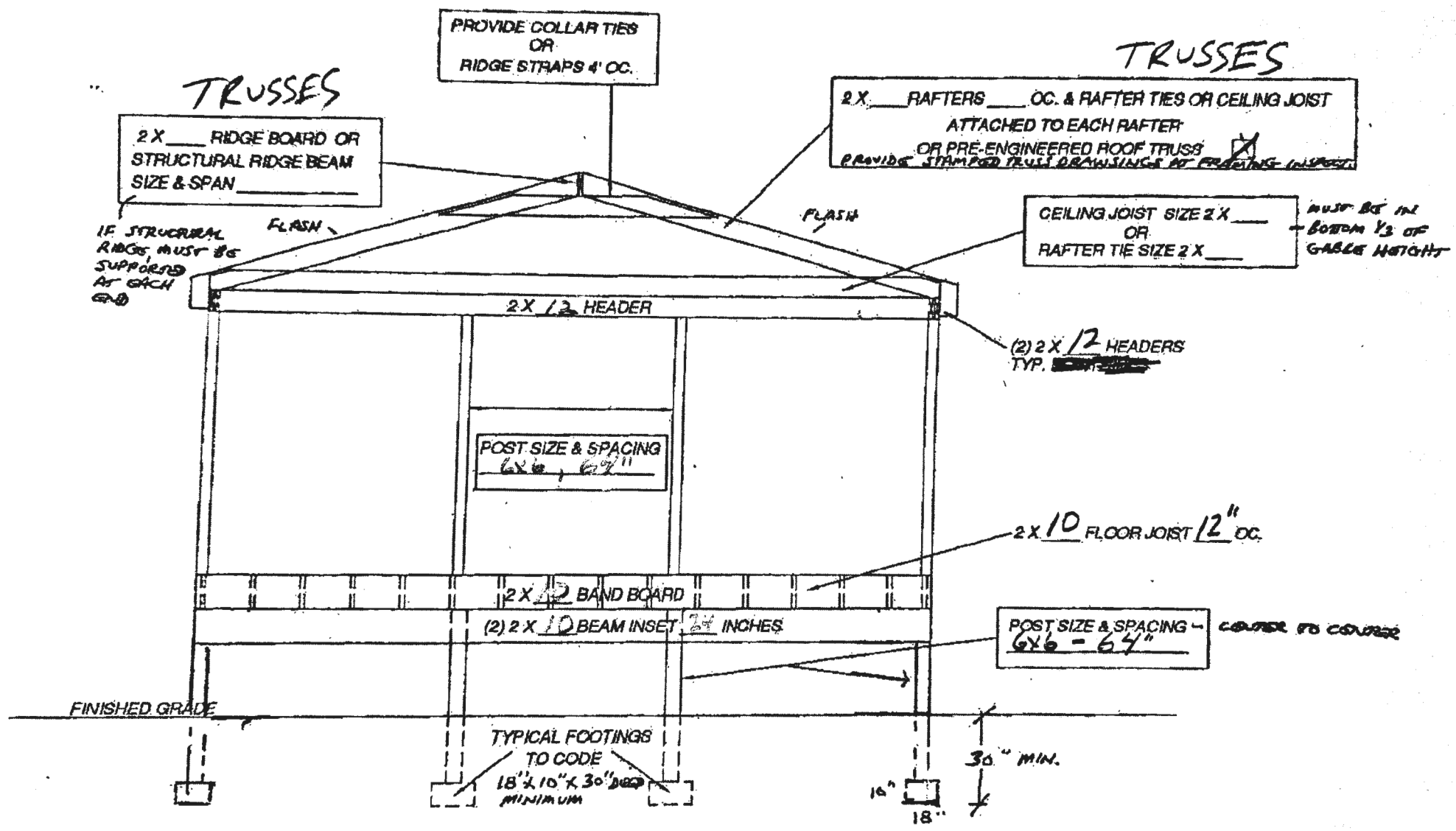
(2) 2x10 BEAM

FOOTING
LAYOUT

(2) 2x10 BEAM

SCALE - 1/4" = 1'

BERNARDINI CONTRACTING



CROSS SECTION FOR RETURN GABLE ROOF OVER NEW OR EXISTING DECK

• grade elevation
 • 10' to 12'
 • 20' to 22'

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